

**NOTICE OF PUBLIC HEARING
TOWN OF BABYLON - ZONING BOARD OF APPEALS**

Pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, notice is hereby given that the Town of Babylon Zoning Board of Appeals will hold a Public Hearing at

**Old Town Hall
47 W. Main Street
Babylon, New York 11702**

on **THURSDAY, JULY 22, 2021**

to consider the following applications at the time listed or as soon thereafter as may be heard.

6:00 p.m.

1. Application #21-099 of Margarita Pascale, 64 Hunter Avenue, North Babylon, NY. Permission to diminish front yard setback from 30' to 26' on 3rd Street. All in connection with an existing basement entrance. Property located on the northeast corner of Herzel Boulevard & 3rd Street, West Babylon, NY.
SCTM#0100-129-1-60
Zoning District: Residence C Zone
Subject Premises: 302 Herzel Boulevard, West Babylon

6:05 p.m.

2. Application #21-098 of Sharik Carter, 13 Essen Drive, Amityville, NY. Permission to increase total building area from 20% to 22.8% (over by 1,365 sq. ft.). All in connection with the erection of an in-ground pool. Property located on the east side of Essen Drive, 490' south of Surrey Drive, Amityville, NY.
SCTM#0100-171-2-29
Zoning District: Residence B Zone

6:10 p.m.

3. Application #21-101 of Jacqueline Reinert, 34 Arnold Avenue, West Babylon, NY. Permission to diminish west side yard from 12' to 5'; diminish total side yards from 30' to 21.7' with 2' roof overhang encroachment. All in connection with the erection of a 1st and 2nd floor additions and rear/side porch. Property located on the south side of Arnold Avenue, 380.63' west of Little East Neck Road, West Babylon, NY.
SCTM#0100-216-4-18
Zoning District: Residence B Zone

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6:15 p.m.

4. Application #21-100a of Helmi Property Development, Inc., 506 Kime Avenue, West Islip, NY. Permission to diminish width at front property line from 75' to 60'; diminish total lot area from 7,500 sq. ft. to 6,000 sq. ft.; subdivide a parcel of land from 120' x 100' into 60' x 100'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the south side of America Avenue, 140' east of Farmingdale Road, West Babylon, NY.

SCTM#0100-138-4-15 7 p/o 16 (Lot #1)

Zoning District: Residence C Zone

Subject Premises: 1106, 1109, &1110 America Avenue, West Babylon

6:20 p.m.

5. Application #21-100b of Helmi Property Development, Inc., 506 Kime Avenue, West Islip, NY. Permission to diminish width at front property line from 75' to 60'; diminish total lot area from 7,500 sq. ft. to 6,000 sq. ft.; subdivide a parcel of land from 120' x 100' into 60' x 100'. All in connection with the erection of a one (1) family dwelling with internal garage and front porch. Property located on the south side of America Avenue, 200' east of Farragut Road, West Babylon, NY.

SCTM#0100-138-4-p/o16 & 17 (Lot #2)

Zoning District: Residence C Zone

Subject Premises: 1106, 1108 & 1110 America Avenue, West Babylon

6:25 p.m.

6. Application #21-103 of Our Lady of the Assumption Roman Catholic Church, 1 Molloy Street, Copiague, NY. Permission to allow 126 parking spaces on Leonardo da Vinci Street, a non-permitted use; allow 77 parking spaces on Molloy Street, a non-permitted use; increase total building area from 30% to 32.7% (over by 2,408 sq. ft.); diminish front yard setback from 30' to 12' on Leonardo da Vinci Street; diminish front yard setback from 30' to 18' on Dante Avenue; diminish on-site parking from 455 parking spaces to 214 total parking spaces (11 on-site, 203 off-site); increase building height from 30' to 48'. All in connection with the rebuilding of a church due to fire damage. Property located on the southwest corner of Molloy Street & Dante Avenue, Copiague, NY.

SCTM#0100-177-2-36, 51, 60, 32, 33, 24, 23, & 22

Zoning District: Residence C Zone

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ALL PERSONS OR THEIR DULY APPOINTED REPRESENTATIVE MUST APPEAR IN PERSON AT THE ABOVE HEARING. ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, FOLLOWED BY ADJOURNED CASES. APPLICANTS AND INTERESTED PARTIES MUST APPEAR AT THE TIME SET FORTH ABOVE.

BY ORDER OF THE ZONING BOARD OF APPEALS
MICHAEL KANE, CHAIRMAN

Dated: Babylon Town Hall
 Lindenhurst, New York
 June 28, 2021